



Ventnor Lodge
Danesgate, Lincoln

MOUNT & MINSTER



Ventnor Lodge

Danesgate, Lincoln

- Two/Three Reception Rooms
 - Open Plan Kitchen Diner
 - Cellar
- Three/Four Bedrooms
 - Garage
 - Fully Furnished
 - Popular Uphill area
 - Council Tax Band: F
 - No Smokers, No Pets



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INTRODUCTION

A superb three/four bedroom property located in the city of Lincoln. The property briefly comprises, Hallway, Two Reception Rooms, Kitchen Diner, Cellar, Cloakroom, Master Bedroom including Ensuite Bathroom and Dressing Room, Three further Bedrooms with one suitable as a Reception Room and Shower room. Garage, Courtyard with two Storage areas, ladder to sun terrace, artificial grass, Office with power heating suited for office and other activities.

LOCATION

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The property is situated on the edge of the historic area of Lincoln, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark, within easy reach of Lincoln.

ACCOMMODATION

Ground Floor

Hallway

Timber frame door and tiled floor.

Reception Room

Single glazed windows, timber varnished floor, open fire place with concrete and slate half wooden mantle, coving, pendant light, sofas and radiator.

Second Reception Room

Electric log burner, spotlights, coving, fitted storage and sofas.

Kitchen Diner

Tiled floor, bi-fold doors to terrace, extensive fitted units with high end appliances including an American style fridge freezer, fitted units, twin smeg oven, seven ring gas burner, extractor fan, fitted dishwasher, stainless steel sink, chrome mixer taps, dual aspect casement windows and spotlights.

Utility Room

Belfast sink, fitted storage and cupboard containing washer dryer.

Cloakroom

Wall mounted wash hand basin, wall hung WC and automatic spotlights.

Cellar

First Floor

Master Bedroom

Open Victorian fireplace with timber mantle, double glazed window, pendant light, carpet and double radiator.





Ensuite Bathroom

Tiled floor, chrome heated towel rail, radiator, double glazed window, his and hers porcelain sinks with mixer taps, low level WC, bath with chrome mixer taps, shower head attachment, recess spotlights and coving.

Dressing Room

Bedroom Four/Reception Room

Double room, fire place, electric decretive fireplace with slate half, fitted windows, cupboards and shelves, double glazed windows, coving, carpet, radiators and wall light.

Second Floor

Bedroom Two

Double bed, dual aspect double glazed windows, fitted wardrobes and radiator.

Bedroom Three

Double bed, radiator, carpet, fitted wardrobes, wall lights, double glazed windows with excellent views of the City of Lincoln.

Shower Room

Tiled floor and walls, chrome heated towel rail, mirrored splash back, contemporary wash hand basin and vanity unit and walk in mains shower.

Outside

Garage

Rear Of The Property

Courtyard with two storage areas, ladder to sun terrace, artificial grass, office with power and heating making ideal space for office and other activities.

SERVICES

Gas, mains drainage, water and electric.

COUNCIL TAX BAND

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATE

TBC

PARTICULARS

Drafted following clients' instructions of July 2019.

VIEWINGS

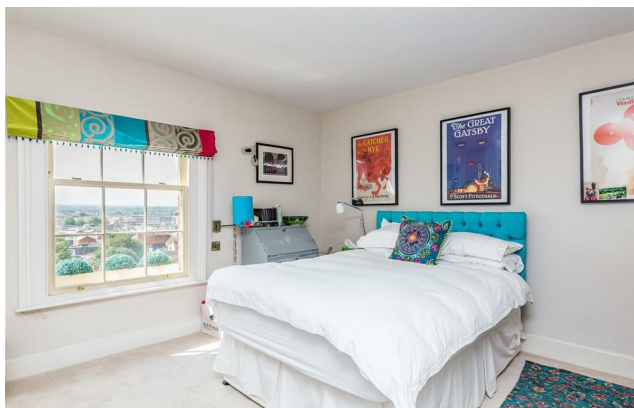
Strictly by prior arrangements with the Sole Agents (01522 716204).

ADDITIONAL INFORMATION

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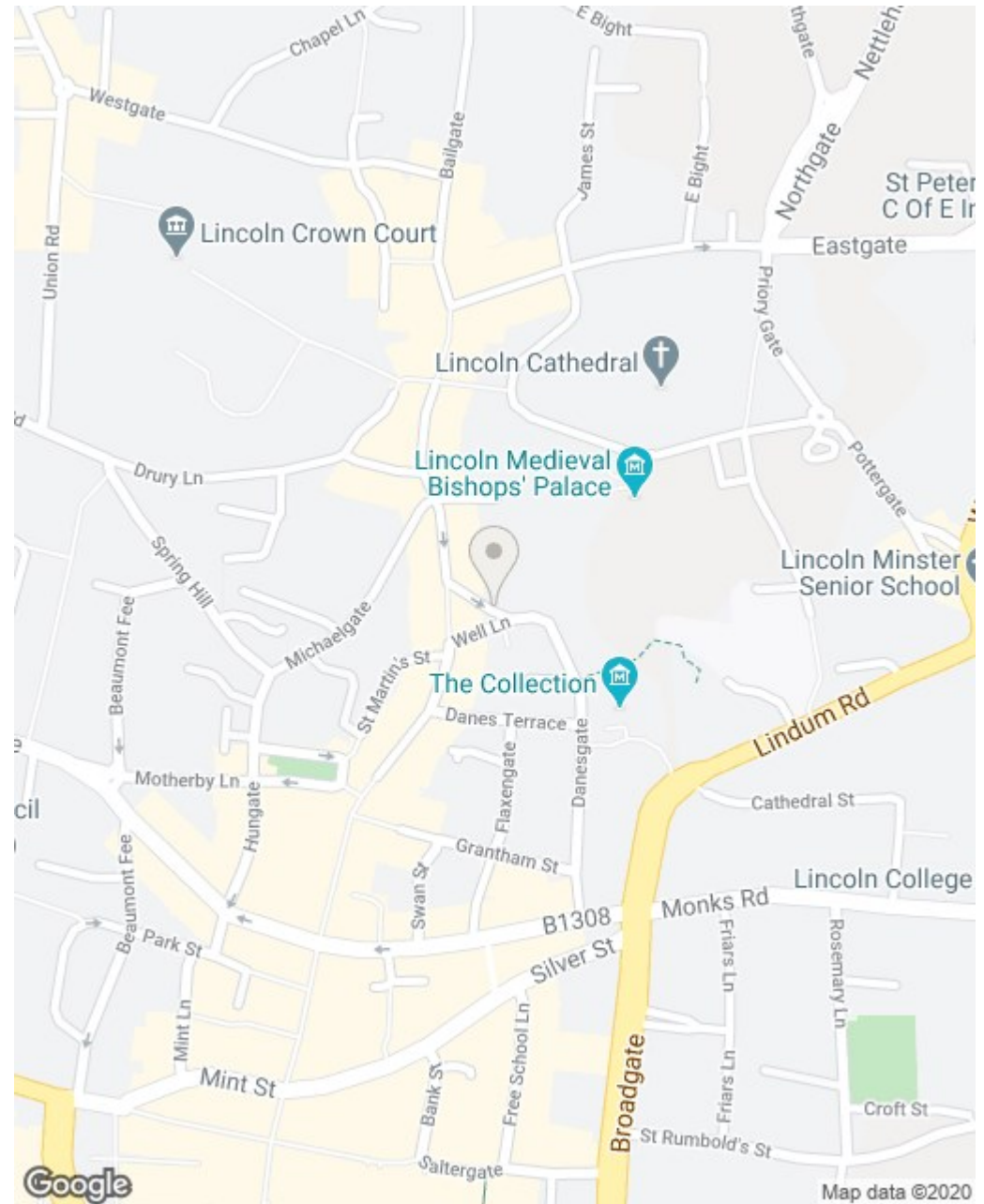


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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